

Grantee: Mesa, AZ

Grant: B-08-MN-04-0504

October 1, 2011 thru December 31, 2011 Performance Report



Grant Number:

B-08-MN-04-0504

Obligation Date:**Award Date:****Grantee Name:**

Mesa, AZ

Contract End Date:

03/30/2013

Review by HUD:

Reviewed and Approved

Grant Amount:

\$9,659,665.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated PI/RL Funds:

\$2,057,437.73

Total Budget:

\$11,717,102.73

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

For the purpose of the Neighborhood Stabilization Program (NSP), the City of Mesa has identified the following census tracts and block groups as defining its ¿ area of greatest need. ¿ Those include: 422106 422105 420501 421901 421801 421201 422503 422104 422107 422002 422103 422102 422203 420901 420902 421101 421102 420800 422604 421202 421301 421302 422616 422502 421400 421501 421601 421502 422501 422001 421602 421700 422611 422302 422605 421802 421902 422609 422301 Mesa will limit the distribution and use of NSP funds to those census tracts and block groups shown above that have been identified as the areas of greatest need within the City of Mesa. In accordance with Section 2301(c)(2) of HERA, those areas have been targeted because they have the highest percentage of foreclosures, the highest percentage of homes financed by a subprime related loan, and are likely to face a significant rise in the rate of home foreclosures. Mesa will engage in the following activities within the above outlined census tracts, focusing in the 85204 zip code, as part of its NSP activities: ¿ Acquire and rehabilitate homes and residential properties that have been abandoned or foreclosed upon in order to sell, rent, or redevelop such homes and properties; ¿ Demolition of blighted structures ¿ Redevelop demolished or vacant properties ¿ Down payment assistance and Housing Counseling At least 25% of funds will be used for housing individuals and families whose incomes do not exceed 50% of area median income. To accomplish the projects as stated above, the City of Mesa will partner with community organizations. Potential community partners will be: Save the Family; Transitional Living Communities (TLC); A & A Cottages; Sustainable Home Ownership (SHO) Coalition; Marc Center; Community Bridges; and PTE Real Estate Group.

Distribution and and Uses of Funds:

In order to stabilize the neighborhoods and reduce blight, residential properties that have been foreclosed upon will need to be acquired, rehabilitated to a habitable condition and sold to individuals and families with a commitment to the neighborhood in which they live. These individuals and families will need affordable and sustainable homes, HUD certified housing counseling and education, and financial down payment assistance in order to accomplish the goal of homeownership that promotes a sense of neighborhood. The City of Mesa expects to demolish or convert 62 low and moderate income dwelling units as a result of NSP assisted activities. The City of Mesa expects to acquisition/rehab approximately 47 housing units for low, moderate and middle income individuals and households, and acquisition/demolition 15 housing structures as a result of NSP assisted activities. Commencement of the acquisition/rehab activity will commence upon notification from HUD of availability of NSP funds. However, the identification of potential properties has already begun. It is expected that all properties will be acquired and the rehabilitation will be in progress by June 30, 2010. The City of Mesa expects to make available a minimum of 20 units for households whose income does not exceed 50 percent of area median income.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$10,947,276.66
Total Budget	\$931,421.73	\$10,947,276.66
Total Obligated	\$931,421.73	\$10,591,086.73
Total Funds Drawdown	\$0.00	\$9,272,694.00
Program Funds Drawdown	\$0.00	\$7,985,082.34
Program Income Drawdown	\$0.00	\$1,287,611.66
Program Income Received	\$0.00	\$2,057,437.73
Total Funds Expended	\$0.00	\$9,615,538.69
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,448,949.75	\$0.00
Limit on Admin/Planning	\$965,966.50	\$378,109.43
Limit on State Admin	\$0.00	\$378,109.43

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,414,916.25	\$2,966,566.05

Overall Progress Narrative:

The City of Mesa has acquired twenty five (25) single-family homes, completed rehab work on twenty-two (22) and sold eighteen (18) of these completed properties. One (1) property was transferred to Habitat for Humanity for construction of a single-family home. Habitat has completed the construction of the Gold LEED Certified home and the property has been sold to a household whose income is 50% or less of the AMI. Ten (10) properties have been acquired under the rental activity and rehab work has been completed on ten (10). Ten (10) completed properties have been transferred to non-profits for income qualified candidates. One (1) fire damaged property rehab has been completed and the owner has occupied the property. Acquisition and rehabilitation of properties for home ownership

continues. Housing Our Communities, Inc. has acquired a total of fourteen (14) single-family homes, completed rehab work on fourteen (14) and sold six (6). Housing Our Communities, Inc. continues to counsel and determine applicants readiness to purchase a home and has provided homebuyer subsidy to twenty-four (24) participants in the program.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
ADMIN, Administration	\$0.00	\$861,665.00	\$378,109.43
ARH, Acquisition/Rehabilitation - Home Ownership	\$0.00	\$6,959,347.51	\$5,220,915.03
ARR, Acquisition/Rehabilitation - Rental	\$0.00	\$2,610,376.12	\$2,241,057.88
DEMO, Acquisition Demolition	\$0.00	\$159,698.10	\$145,000.00



Activities

Grantee Activity Number:	B-08-MN-04-0504 -001
Activity Title:	Aquisition Rehabilitation - Rental

Activitiy Category:

Acquisition - general

Project Number:

ARR

Projected Start Date:

06/01/2009

Benefit Type:

Area ()

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation - Rental

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Mesa

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$836,346.12
Total Budget	\$10,376.12	\$836,346.12
Total Obligated	\$10,376.12	\$836,346.12
Total Funds Drawdown	\$0.00	\$836,346.12
Program Funds Drawdown	\$0.00	\$825,970.00
Program Income Drawdown	\$0.00	\$10,376.12
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$836,346.12
Match Contributed	\$0.00	\$0.00

Activity Description:

The Acquisition Rehab rental activity will focus strategically on neighborhoods with a high percentage of residential properties of foreclosed or abandoned homes within the targeted census tracks. Properties will be acquired at a minimum of five percent (5%) below appraised value. However, the total portfolio average for purchases will be no less than ten percent (10%) below appraised value. The City of Mesa will acquire, inspect for rehabilitation, and lease the properties in coordination with the City of Mesa Housing Authority. It is anticipated that some of the rental properties will be an opportunity for home ownership for those renting. Because not all families will qualify for homeownership, this activity will be cause for a high rate of neighborhood stabilization for long term tenants. The acquisition/rehabilitation/rental activity will benefit income-qualified persons to meet the low income housing requirement for those below 50% of area median income. The acquisition/rehabilitation/rental activity will serve as workforce housing for individuals and families striving to one day become homeowners. Inspections will be made monthly to identify and repair any items necessary. This activity will adhere to the affordability period as outlined in this Amendment to the Action Plan.

Location Description:

The City of Mesa will focus on the census tracks with the highest need. Those include: 420501 421901 421801 421201 422503 420901 420902 421101 421102 422604 421202 421301 421302 422616 422502 421400 421501 421601 421502 422501 422001 421602 421700 422611 422302 422605 421802 421902 422609 422301 420800 422002 422102 422103 422203 422107 422104 422105 422106

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/9
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/9
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/16
# of Singlefamily Units	0	0/16

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	B-08-MN-04-0504-003
Activity Title:	Aquisition Rehabilitation - Home Ownership

Activity Category:

Acquisition - general

Project Number:

ARH

Projected Start Date:

06/01/2009

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation - Home Ownership

Projected End Date:

07/30/2013

Completed Activity Actual End Date:
Responsible Organization:

City of Mesa

Overall
Total Projected Budget from All Sources
Oct 1 thru Dec 31, 2011

N/A

To Date

\$1,659,908.42

Total Budget

\$272,833.42

\$1,659,908.42

Total Obligated

\$272,833.42

\$1,659,908.42

Total Funds Drawdown

\$0.00

\$1,659,908.42

Program Funds Drawdown

\$0.00

\$1,387,075.00

Program Income Drawdown

\$0.00

\$272,833.42

Program Income Received

\$0.00

\$1,287,559.11

Total Funds Expended

\$0.00

\$1,655,908.42

Match Contributed

\$0.00

\$0.00

Activity Description:

The Acquisition Rehab Home Ownership activity will focus strategically on neighborhoods with a high percentage of residential properties of foreclosed or abandoned homes within the targeted census tracks. Properties will be acquired at a minimum of five percent (5%) below appraised value. However, the total portfolio average for purchases will be no less than ten percent (10%) below appraised value. The City of Mesa will acquire the properties, do necessary rehabilitation and then market the properties for resale through various media including the realtor industry. The activity will partner with counseling agencies to provide down payment assistance when necessary and complete the sales transactions. This activity will benefit individuals and households up to and including one hundred twenty percent (120%) AMI.

Location Description:

The City of Mesa will focus on the census tracks with the highest need. Those include: 420501 421901 421801 421201 422503 420901 420902 421101 421102 422604 421202 421301 421302 422616 422502 421400 421501 421601 421502 422501 422001 421602 421700 422611 422302 422605 421802 421902 422609 422301 420800 422002 422102 422103 422203 422107 422104 422105 422106

Activity Progress Narrative:
Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/23



# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/23
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/23
# of Singlefamily Units	0	0/23

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	B-08-MN-04-0504-004
Activity Title:	Acquisition Rehabilitation - Home Ownership

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

ARH

Projected Start Date:

07/01/2009

Benefit Type:

Direct (Household)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation - Home Ownership

Projected End Date:

07/30/2013

Completed Activity Actual End Date:
Responsible Organization:

City of Mesa

Overall
Total Projected Budget from All Sources
Oct 1 thru Dec 31, 2011

N/A

To Date

\$4,204,215.00

Total Budget

\$388,054.93

\$4,204,215.00

Total Obligated

\$388,054.93

\$2,200,979.93

Total Funds Drawdown

\$0.00

\$1,837,226.80

Program Funds Drawdown

\$0.00

\$1,449,171.87

Program Income Drawdown

\$0.00

\$388,054.93

Program Income Received

\$0.00

\$390,609.02

Total Funds Expended

\$0.00

\$1,927,041.40

Match Contributed

\$0.00

\$0.00

Activity Description:

The Acquisition Rehab Home Ownership activity will focus strategically on neighborhoods with a high percentage of residential properties of foreclosed or abandoned homes within the targeted census tracts. Properties will be acquired at a minimum of five percent (5%) below appraised value. However, the total portfolio average for purchases will be no less than ten percent (10%) below appraised value. The City of Mesa will acquire the properties, do necessary rehabilitation and then market the properties for resale through various media including the realtor industry. The activity will partner with counseling agencies to provide down payment assistance when necessary and complete the sales transactions. This activity will benefit individuals and households up to and including one hundred twenty percent (120%) AMI.

Location Description:

The City of Mesa will focus on the census tracts with the highest need. Those include: 420501 421901 421801 421201 422503 420901 420902 421101 421102 422604 421202 421301 421302 422616 422502 421400 421501 421601 421502 422501 422001 421602 421700 422611 422302 422605 421802 421902 422609 422301 420800 422002 422102 422103 422203 422107 422104 422105 422106

Activity Progress Narrative:
Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	18/23



#Energy Star Replacement Windows	0	16/23
#Additional Attic/Roof Insulation	0	16/23
#High efficiency heating plants	0	16/23
#Efficient AC added/replaced	0	16/23
#Replaced thermostats	0	16/23
#Replaced hot water heaters	0	16/23
#Light Fixtures (indoors) replaced	0	16/23
#Light fixtures (outdoors) replaced	0	16/23
#Refrigerators replaced	0	16/23
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	16/23
#Units with solar panels	0	0/0
#Low flow toilets	0	16/23
#Low flow showerheads	0	16/23
#Units with bus/rail access	0	16/23
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	16/23
#Units deconstructed	0	0/0
#Units & other green	0	16/23
Activity funds eligible for DREF (Ike	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	16/23
# of Singlefamily Units	0	16/23

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	3/0	16/23	24/23	79.17
# Owner Households	0	0	0	3/0	16/23	24/23	79.17
# Renter Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	B-08-MN-04-0504-005
Activity Title:	Demolition/Reconstruction

Activity Category:

Clearance and Demolition

Project Number:

DEMO

Projected Start Date:

07/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition Demolition

Projected End Date:

07/30/2013

Completed Activity Actual End Date:
Responsible Organization:

City of Mesa

Overall
Total Projected Budget from All Sources
Oct 1 thru Dec 31, 2011

N/A

To Date

\$159,448.10

Total Budget

\$14,698.10

\$159,448.10

Total Obligated

\$14,698.10

\$159,448.10

Total Funds Drawdown

\$0.00

\$159,448.10

Program Funds Drawdown

\$0.00

\$144,750.00

Program Income Drawdown

\$0.00

\$14,698.10

Program Income Received

\$0.00

\$1,029.50

Total Funds Expended

\$0.00

\$159,448.10

Match Contributed

\$0.00

\$0.00

Activity Description:

The Acquisition Demolition activity will focus strategically on neighborhoods with a high percentage of residential properties of foreclosed or abandoned homes within the targeted census tracts. Properties will be acquired at a minimum of five percent (5%) below appraised value. However, the total portfolio average for purchases will be no less than ten percent (10%) below appraised value. The City of Mesa will acquire, inspect for rehabilitation, and determine if it is cost effective to rehabilitate the property. If the cost to rehab the property is excessive the decision will be made to demolish the property. At such time the City of Mesa planning department will determine if another home will be constructed or if it is in the best interest of the neighborhood to look for alternative uses for the property.

Location Description:

The City of Mesa will focus on the census tracts with the highest need. Those include: 420501 421901 421801 421201 422503 420901 420902 421101 421102 422604 421202 421301 421302 422616 422502 421400 421501 421601 421502 422501 422001 421602 421700 422611 422302 422605 421802 421902 422609 422301 420800 422002 422102 422103 422203 422107 422104 422105 422106

Activity Progress Narrative:
Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/5



# of buildings (non-residential)	0	0/0
# of Public Facilities	0	0/0
# of Businesses	0	0/0
# of Non-business Organizations	0	0/0
Activity funds eligible for DREF (Ike	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/5
# of Singlefamily Units	0	1/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/5	0/0	1/5	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	B-08-MN-04-0504-011
Activity Title:	Aquisition Rehab - Homeownership

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

ARH

Projected Start Date:

07/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation - Home Ownership

Projected End Date:

07/30/2013

Completed Activity Actual End Date:
Responsible Organization:

Housing Our Communities, Inc.

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,395,459.16
Total Budget	\$245,459.16	\$1,395,459.16
Total Obligated	\$245,459.16	\$1,195,459.16
Total Funds Drawdown	\$0.00	\$1,195,459.16
Program Funds Drawdown	\$0.00	\$950,000.00
Program Income Drawdown	\$0.00	\$245,459.16
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,245,789.58
 Match Contributed	 \$0.00	 \$0.00

Activity Description:

The Acquisition Rehab Home Ownership activity will focus strategically on neighborhoods with a high percentage of residential properties of foreclosed or abandoned homes within the targeted census tracts. Properties will be acquired at a minimum of five percent (5%) below appraised value. However, the total portfolio average for purchases will be no less than ten percent (10%) below appraised value. The City of Mesa will acquire the properties, do necessary rehabilitation and then market the properties for resale through various media including the realtor industry. The activity will partner with counseling agencies to provide down payment assistance when necessary and complete the sales transactions. This activity will benefit individuals and households up to and including one hundred twenty percent (120%) AMI.

Location Description:

The City of Mesa will focus on the census tracts with the highest need. Those include: 420501 421901 421801 421201 422503 420901 420902 421101 421102 422604 421202 421301 421302 422616 422502 421400 421501 421601 421502 422501 422001 421602 421700 422611 422302 422605 421802 421902 422609 422301 420800 422002 422102 422103 422203 422107 422104 422105 422106

Activity Progress Narrative:
Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/10

#Energy Star Replacement Windows	0	3/10
#Additional Attic/Roof Insulation	0	3/10
#High efficiency heating plants	0	3/10
#Efficient AC added/replaced	0	3/10
#Replaced thermostats	0	3/10
#Replaced hot water heaters	0	3/10
#Light Fixtures (indoors) replaced	0	3/10
#Light fixtures (outdoors) replaced	0	3/10
#Refrigerators replaced	0	3/10
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	3/10
#Units with solar panels	0	0/0
#Low flow toilets	0	3/10
#Low flow showerheads	0	3/10
#Units with bus/rail access	0	3/10
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	3/10
#Units deconstructed	0	0/0
#Units & other green	0	3/10
Activity funds eligible for DREF (Ike	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/10
# of Singlefamily Units	0	3/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/10	4/10	25.00
# Owner Households	0	0	0	0/0	1/10	4/10	25.00
# Renter Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

